

1 Adopted: 08/27/14
2 Effective: 09/13/14
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5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON
7

8 AMENDED ORDINANCE NO. 14-060
9

10 RELATING TO THE REGULATION OF CONSTRUCTION, AMENDING AND ADDING
11 SECTIONS IN CHAPTER 30.50 SCC, AND AMENDING CHAPTER 30.86 SCC
12

13 WHEREAS, the merger of the International Conference of Building Officials with other
14 code writing organizations led to the formation of the International Code Council, which led to
15 the creation of a group of international codes that replaced the Uniform Building Codes in
16 2003; and
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18 WHEREAS, the Washington State Legislature adopted the most current construction
19 codes as the State Building Code (SBC) pursuant to chapter 19.27 RCW; and
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21 WHEREAS, the State Building Code Act adopts the International Building, Residential,
22 and Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes;
23 and

24 WHEREAS, the new codes and standards contain updated construction and
25 performance standards, methods, technologies, and products; and
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27 WHEREAS, the State Building Code became effective July 1, 2013; and
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29 WHEREAS, the international and state building codes are updated comprehensively on
30 a three-year cycle; and
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32 WHEREAS, chapter 19.27 RCW mandates that the State Building Code be
33 administered and enforced by counties and cities, and grants counties and cities limited
34 authority to amend the code as it applies within their jurisdictions; and
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36 WHEREAS, the Snohomish County Council (county council) and the Snohomish
37 County Executive have identified regulation of development to ensure safe and quality
38 construction as a high priority and have delegated the responsibility for administering the State
39 Building Code to Snohomish County Planning and Development Services (PDS); and
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41 WHEREAS, PDS endeavors to administer and enforce the State Building Code in
42 accordance with chapter 19.27 RCW in order to provide for statewide consistency for the
43 construction industry and the citizens within Snohomish County; and
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45 WHEREAS, the new international codes contain updated construction and
46 performance standards, methods, technology, and products to improve construction safety
47 and provide greater flexibility to meet minimum standards; and
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49 WHEREAS, on August 27, 2014, the county council held a public hearing after proper
50 notice, heard public testimony related to the proposed code amendments, and considered the
51 entire record; and

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2 WHEREAS, immediately following the public hearings, the county council deliberated
3 on the proposed code amendments.
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5 NOW, THEREFORE, BE IT ORDAINED:
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7 Section 1. The county council makes the following findings:
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9 A. The foregoing recitals are adopted as findings as if set forth in full herein.
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11 B. This proposal is to amend Snohomish County Code (SCC) Title 30.
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13 C. Procedural requirements.
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- 15 1. This ordinance is consistent with state law, chapter 19.27 RCW.
- 16 2. This ordinance is exempt from the State Environmental Policy Act, chapter
17 43.21C RCW ("SEPA"), requirements pursuant to WAC 197-11-800(20).
18
- 19 3. This ordinance is exempt from planning commission review pursuant to
20 SCC 30.73.040(2)(c) because it implements the State Building Code Act,
21 not the Growth Management Act.
22
- 23 4. This ordinance does not adopt development regulations under SCC
24 30.10.080. Therefore, notice to the Washington State Department of
25 Commerce (Commerce) of intent to adopt pursuant to RCW 36.70A.106 is
26 not required.
27
- 28 5. The public participation process used in the adoption of this ordinance has
29 complied with all applicable requirements of the SCC.
30

31 D. This ordinance is consistent with the record.
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- 33 1. RCW 19.27.040 allows the governing body of each county and city to
34 amend the State Building Code as it applies within the jurisdiction of the
35 county or city. The minimum performance standards of the codes and the
36 objectives enumerated in RCW 19.27.020 shall not be diminished by any
37 county amendments.
38
 - 39 2. Amendments to chapter 30.50 SCC are necessary to consolidate
40 duplicative administrative provisions of chapters 30.52A and 30.52F SCC.
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 - 42 3. Amendments to SCC 30.50.010 SCC are necessary to clarify intent.
43
 - 44 4. A new section is added, SCC 30.50.012, pertaining to the scope of chapter
45 30.50 SCC.
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 - 47 5. A new section is added, SCC 30.50.014, pertaining to the general
48 applicability of chapter 30.50 SCC.
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6. A new section is added, SCC 30.50.016, pertaining to the relationship of chapter 30.50 SCC with other laws.
7. A new section is added, SCC 30.50.018, pertaining to referenced codes and standards for chapters 30.50 through 30.53C SCC.
8. A new section is added, SCC 30.50.090, pertaining to the legal occupancy of existing structures.
9. A new section is added, SCC 30.50.100, pertaining to application for a permit.
10. A new section is added, SCC.30.50.102, pertaining to the receipt and review of applications and permits.
11. A new section is added, SCC 30.50.104, pertaining to action on applications.
12. A new section is added, SCC 30.50.106, pertaining to the availability of remedies set forth in chapter 30.85 SCC to ensure compliance with construction codes.
13. A new section is added, SCC 30.50.108, pertaining to the building official's authority to make all required inspections.
14. A new section is added, SCC 30.50.110, pertaining to the building official's authority to conduct a preliminary inspection.
15. A new section is added, SCC 30.50.112, pertaining to the building official's authority to conduct other inspections.
16. A new section is added, SCC 30.50.114, requiring the building official to carry proper identification.
17. A new section is added, SCC 30.50.116, pertaining to the authority of the building official to enter a building under certain conditions.
18. A new section is added, SCC 30.50.118, requiring the building official to keep official records.
19. A new section is added, SCC 30.50.120, pertaining to the liability of employees and officials conduction duties under the construction codes.
20. A new section is added, SCC 30.50.122, pertaining to approved materials and equipment.
21. A new section is added, SCC 30.50.124, pertaining to used materials and equipment.
22. A new section is added, SCC 30.50.126, pertaining to the authority of the building official to grant modifications.

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- 23. A new section is added, SCC 30.50.128, pertaining to alternative materials, design and methods of construction and equipment.
- 24. A new section is added, SCC 30.50.130, pertaining to supporting data and reports for the approval materials.
- 25. A new section is added, SCC 30.50.132, pertaining to tests for means to comply with the construction codes.
- 26. A new section is added, SCC 30.50.134, pertaining to emergency repairs.
- 27. A new section is added, SCC 30.50.136, pertaining to repairs.
- 28. A new section is added, SCC 30.50.138, pertaining to public service agencies.
- 29. A new section is added, SCC 30.50.140, pertaining to time limitation of applications.
- 30. A new section is added, SCC 30.50.142, pertaining to validity of permits.
- 31. A new section is added, SCC 30.50.144, pertaining to expiration of permits.
- 32. A new section is added, SCC 30.50.146, pertaining to suspension or revocation of permits.
- 33. A new section is added, SCC 30.50.148, pertaining to the placement of permits onsite until completion of project.
- 34. A new section is added, SCC 30.50.150, pertaining to compliance with the construction codes.
- 35. A new section is added, SCC 30.50.152, pertaining to the payment of fees.
- 36. A new section is added, SCC 30.50.154, pertaining to the schedule of permit fees.
- 37. A new section is added, SCC 30.50.156, pertaining to building permit valuations.
- 38. A new section is added, SCC 30.50.158, pertaining to related fees.
- 39. A new section is added, SCC 30.50.160, pertaining to the establishment of a refund policy.
- 40. A new section is added, SCC 30.50.162, pertaining to work commencing prior to the issuance of a permit.
- 41. A new section is added, SCC 30.50.164, pertaining to connection of service utilities.

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- 42. A new section is added, SCC 30.50.166, pertaining to temporary connection of service utilities.
- 43. A new section is added, SCC 30.50.168, pertaining to the authority of the building official to authorize the disconnection of utility services.
- 44. A new section is added, "Part 300 – Administration – Building Code" pertaining to the administration of the building code.
- 45. A new section is added, SCC 30.50.300, pertaining to the scope of the building code.
- 46. A new section is added, SCC 30.50.302, outlining the provisions of county code that comprise the "building code."
- 47. A new section is added, SCC 30.50.304, pertaining to the intent of the building code.
- 48. A new section is added, SCC 30.50.306, pertaining to permits required under the building code.
- 49. A new section is added, SCC 30.50.308, pertaining to work that is exempt from the requirement of permits under the building code.
- 50. A new section is added, SCC 30.50.310, pertaining to floor and roof design loads for the building code.
- 51. A new section is added, SCC 30.50.312, pertaining to the issuance of a certificate of occupancy under the building code.
- 52. A new section is added, SCC 30.50.314, pertaining to restrictions on loading for the building code.
- 53. A new section is added, SCC 30.50.316, pertaining to submittal documents required for the building code.
- 54. A new section is added, SCC 30.50.318, pertaining to information on construction documents for the building code.
- 55. A new section is added, SCC 30.50.320, pertaining to fire protection system shop drawings for the building code.
- 56. A new section is added, SCC 30.50.322, pertaining to means of egress for the building code.
- 57. A new section is added, SCC 30.50.324, pertaining to exterior wall envelope for the building code.
- 58. A new section is added, SCC 30.50.326, pertaining to site plans for the building code.

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- 59. A new section is added, SCC 30.50.328, pertaining to design flood elevations for the building code.
- 60. A new section is added, SCC 30.50.330, pertaining to examination of documents for the building code.
- 61. A new section is added, SCC 30.50.332, pertaining to approval of construction documents for the building code.
- 62. A new section is added, SCC 30.50.334, pertaining to phased approval for the building code.
- 63. A new section is added, SCC 30.50.336, pertaining to the design professional in charge for the building code.
- 64. A new section is added, SCC 30.50.338, pertaining to deferred submittals for the building code.
- 65. A new section is added, SCC 30.50.340, pertaining to amended construction documents for the building code.
- 66. A new section is added, SCC 30.50.342, pertaining to retention of construction documents for the building code.
- 67. A new section is added, SCC 30.50.344, pertaining to temporary structures and uses for the building code.
- 68. A new section is added, SCC 30.50.346, pertaining to conformance of temporary structures and uses for the building code.
- 69. A new section is added, SCC 30.50.348, pertaining to termination of approval for temporary structures and uses for the building code.
- 70. A new section is added, SCC 30.50.350, pertaining to general inspections for the building code.
- 71. A new section is added, SCC 30.50.352, pertaining to required inspections for the building code.
- 72. A new section is added, SCC 30.50.354, pertaining to footing and foundation inspections for the building code.
- 73. A new section is added, SCC 30.50.356, pertaining to concrete slab and under-floor inspections for the building code.
- 74. A new section is added, SCC 30.50.358, pertaining to lowest floor elevation for the building code.
- 75. A new section is added, SCC 30.50.360, pertaining to frame inspections for the building code.

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- 76. A new section is added, SCC 30.50.362, pertaining to lath and gypsum board inspections for the building code.
- 77. A new section is added, SCC 30.50.364, pertaining to fire- and smoke-resistant penetrations for the building code.
- 78. A new section is added, SCC 30.50.366, pertaining to energy efficiency inspections for the building code.
- 79. A new section is added, SCC 30.50.368, pertaining to special inspections for the building code.
- 80. A new section is added, SCC 30.50.370, pertaining to final inspections for the building code.
- 81. A new section is added, SCC 30.50.372, pertaining to inspection agencies for the building code.
- 82. A new section is added, SCC 30.50.374, pertaining to inspection requests for the building code.
- 83. A new section is added, SCC 30.50.376, pertaining to approval required for the building code.
- 84. A new section is added, SCC 30.50.378, pertaining to certificates of occupancy for the building code.
- 85. A new section is added, SCC 30.50.380, pertaining to required information on a certificate of occupancy issued for the building code.
- 86. A new section is added, SCC 30.50.382, pertaining to temporary occupancy for the building code.
- 87. A new section is added, SCC 30.50.384, pertaining to revocation of certificate of occupancy for the building code.
- 88. A new section is added, SCC 30.50.386, pertaining to conditions for unsafe structures and equipment for the building code.
- 89. A new section is added, SCC 30.50.388, pertaining to the reporting of an unsafe condition for the building code.
- 90. A new section is added, SCC 30.50.390, pertaining to notice of an unsafe condition for the building code.
- 91. A new section is added, SCC 30.50.392, pertaining to method of service for notices issued under the building code.
- 92. A new section is added, SCC 30.50.394, pertaining to restoration of structures or equipment under the building code.

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- 93. A new section is added, "Part 400 – Administration – Residential Code" pertaining to the administration of the residential code.
- 94. A new section is added, SCC 30.50.400, pertaining to the scope of the residential code.
- 95. A new section is added, SCC 30.50.402, pertaining to the title of the residential code.
- 96. A new section is added, SCC 30.50.404, pertaining to the intent of the residential code.
- 97. A new section is added, SCC 30.50.406, pertaining to permits required for the residential code.
- 98. A new section is added, SCC 30.50.408, pertaining to work exempt from a permit for the residential code.
- 99. A new section is added, SCC 30.50.410, pertaining to areas prone to flooding for the residential code.
- 100. A new section is added, SCC 30.50.412, pertaining to information for construction in flood hazard areas for the residential code.
- 101. A new section is added, SCC 30.50.414, pertaining to the determination of substantially improved or substantially damaged existing buildings in the flood hazard areas for the residential code.
- 102. A new section is added, SCC 30.50.416, pertaining to additions, alterations or repairs for the residential code.
- 103. A new section is added, SCC 30.50.418, pertaining to moved buildings for the residential code.
- 104. A new section is added, SCC 30.50.420, pertaining to construction documents for the residential code.
- 105. A new section is added, SCC 30.50.422, pertaining to the information on construction documents for the residential code.
- 106. A new section is added, SCC 30.50.424, pertaining to manufacturer's installation instructions for the residential code.
- 107. A new section is added, SCC 30.50.426, pertaining to site plans or plot plans for the residential code.
- 108. A new section is added, SCC 30.50.428, pertaining to examination of documents for the residential code.

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- 109. A new section is added, SCC 30.50.430, pertaining to approval of construction documents for the residential code.
- 110. A new section is added, SCC 30.50.432, pertaining to phased approval for the residential code.
- 111. A new section is added, SCC 30.50.434, pertaining to amended construction documents for the residential code.
- 112. A new section is added, SCC 30.50.436, pertaining to retention of construction documents for the residential code.
- 113. A new section is added, SCC 30.50.438, pertaining to temporary structures and uses for the residential code.
- 114. A new section is added, SCC 30.50.440, pertaining to conformance of temporary structures and uses for the residential code.
- 115. A new section is added, SCC 30.50.442, pertaining to temporary power for the residential code.
- 116. A new section is added, SCC 30.50.444, pertaining to termination of approval for the residential code.
- 117. A new section is added, SCC 30.50.446, pertaining to types of inspections for the residential code.
- 118. A new section is added, SCC 30.50.448, pertaining to foundation inspections for the residential code.
- 119. A new section is added, SCC 30.50.450, pertaining to plumbing, mechanical, gas and electrical systems inspections for the residential code.
- 120. A new section is added, SCC 30.50.452, pertaining to floodplain inspections for the residential code.
- 121. A new section is added, SCC 30.50.454, pertaining to frame and masonry inspections for the residential code.
- 122. A new section is added, SCC 30.50.456, pertaining fire-resistance-rated construction inspections for the residential code.
- 123. A new section is added, SCC 30.50.458, pertaining to final inspections for the residential code.
- 124. A new section is added, SCC 30.50.460, pertaining to inspection agencies for the residential code.
- 125. A new section is added, SCC 30.50.462, pertaining to inspection requests for the residential code.

- 1 126. A new section is added, SCC 30.50.464, pertaining to the approval
2 required for the residential code.
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4 127. A new section is added, SCC 30.50.466, pertaining to certificates of use
5 and occupancy for the residential code.
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7 128. A new section is added, SCC 30.50.468, pertaining to the change in the
8 character or use for the residential code.
9
10 129. A new section is added, SCC 30.50.470, pertaining to the issuance and
11 required information on a certificate of occupancy for the residential code.
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13 130. A new section is added, SCC 30.50.472, pertaining to temporary
14 occupancy for the residential code.
15
16 131. A new section is added, SCC 30.50.474, pertaining to the suspension or
17 revocation of certificates of occupancy for the residential code.
18
19 132. Amendments to SCC 30.86.400 are necessary to clarify its application to
20 the construction codes and to recodify the fees associated with the
21 extension of a permit application for plan review and with permit extensions
22 for building permits.
23

24 Section 2. The county council makes the following conclusions:
25

- 26 A. The county council concludes that this ordinance adopting the administrative
27 provisions of the 2012 Edition of the International Building Code and
28 International Residential Code as amended by the State of Washington on
29 November 8, 2012, together with local amendments permitted under RCW
30 19.27.040, is in the best interest of Snohomish County.
31
32 B. The county council concludes that the ordinance is consistent with the State
33 Building Code Act adopted in chapter 19.27 RCW that became effective July 1,
34 2013.
35
36 C. The county council concludes that the ordinance promotes the health, safety
37 and welfare of the occupants or users of buildings and structures and the
38 general public by providing building codes that require minimum performance
39 standards and requirements for construction and construction materials,
40 consistent with nationally accepted standards of engineering, fire and life
41 safety.
42
43 D. The county council concludes that adoption of the proposed amendments to the
44 State Building Code will not result in less restrictive performance standards or
45 objectives than those in the State Building Code.
46
47 E. The county council concludes that this ordinance does not adopt development
48 regulations under SCC 30.10.080. Therefore, planning commission review is
49 not required pursuant to SCC 30.73.040(2)(c).
50

1 F. The county council concludes that this ordinance does not adopt development
2 regulations under SCC 30.10.080. Therefore, notice to Commerce of intent to
3 adopt is not required is required pursuant to RCW 36.70A.106.
4

5 G. The county council concludes that environmental review under the SEPA is not
6 required pursuant to WAC 197-11-800(20).
7

8 Section 3. The title of chapter 30.50 of the Snohomish County Code, adopted by
9 Amended Ordinance No. 07-084 on September 5, 2007, is amended to read:

10 **Chapter 30.50 ((GENERAL PROVISIONS)) CONSTRUCTION CODES – ADMINISTRATION**
11

12
13 Section 4. Snohomish County Code Section 30.50.010, last amended by Ordinance
14 No. 07-084 on September 5, 2007, is amended to read:
15

16 **30.50.010 Purpose and applicability.**
17

18 The provisions in this chapter (~~((set the general structure for administration and decision~~
19 ~~making))~~ provide for the administration, decision making, and enforcement under the
20 construction codes adopted by the county and other specific codes for site preparation, ((fire
21 ~~protection,))~~ building maintenance, and installation or placement of mobile homes and
22 commercial coaches. The purpose of this chapter is to provide for the administration,
23 organization and enforcement of the construction codes adopted by the county.
24
25

26 Section 5. A new section is added to chapter 30.50 of the Snohomish County Code to
27 read:
28

29 **30.50.012 Scope.**
30

31 This chapter establishes the administrative, organizational and enforcement rules and
32 regulations for the construction codes which regulate site preparation and construction,
33 alteration, moving, demolition, repair, use and occupancy of buildings, structures and building
34 service equipment within the jurisdiction of the county. The provisions of this chapter shall
35 apply to the administration of the following construction codes as adopted and amended by the
36 Washington State Building Code Council (SBCC) and as adopted by the county:

- 37 (1) International Building Code;
38 (2) International Mechanical Code;
39 (3) Washington State Energy Code;
40 (4) Uniform Plumbing Code; and
41 (5) International Residential Code.
42

43 Section 6. A new section is added to chapter 30.50 of the Snohomish County Code to
44 read:
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46 **30.50.014 General applicability.**
47

48 Where there is a conflict between a general requirement and a specific requirement,
49 the specific requirement shall be applicable. Where, in any specific case, different sections of
50 the construction codes specify different materials, methods of construction or other
51 requirements, the most restrictive shall govern.

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2 Section 7. A new section is added to chapter 30.50 of the Snohomish County Code to
3 read:

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5 **30.50.016 Other laws.**

6
7 The provisions of the construction codes shall not be applied in a manner that conflicts
8 with local, state or federal law.
9

10 Section 8. A new section is added to chapter 30.50 of the Snohomish County Code to
11 read:

12
13 **30.50.018 Referenced codes and standards.**

14
15 The codes and standards referenced in the construction codes shall be considered part
16 of the requirements of the construction codes to the prescribed extent of each such reference.
17 Where differences occur between provisions of the construction codes and referenced codes
18 and standards, the provisions of the construction codes shall apply. Exception: Where
19 enforcement of a provision of the construction codes would violate the condition of the listing
20 of the equipment or appliance, the conditions of the listing and manufacturer's instructions
21 shall apply.
22

23 Section 9. A new section is added to chapter 30.50 of the Snohomish County Code to
24 read:

25
26 **30.50.090 Existing structures.**

27
28 The legal occupancy of any structure existing on the date of adoption of the
29 construction codes shall be permitted to continue without change, unless such occupancy is
30 specifically prohibited or otherwise limited by the construction codes or fire code, or if the
31 building official determines that such occupancy is contrary to the general safety and welfare
32 of the occupants and the public.
33

34 Section 10. A new section is added to chapter 30.50 of the Snohomish County Code
35 to read:

36
37 **30.50.100 Application for permits.**

38
39 To obtain a permit, the applicant shall first file an application in writing on a form
40 furnished by the department for that purpose, along with other data and information as
41 required by the building official.
42

43 Section 11. A new section is added to chapter 30.50 of the Snohomish County Code
44 to read:

45
46 **30.50.102 Applications and permits.**

47
48 The building official or his designee shall receive applications, review construction
49 documents and issue permits for the erection, alteration, demolition and moving of buildings
50 and structures, inspect the premises for which such permits have been issued and enforce
51 compliance with the provisions of the construction codes.

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2 Section 12. A new section is added to chapter 30.50 of the Snohomish County Code
3 to read:

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5 **30.50.104 Action on applications.**

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7 (1) The building official shall examine or cause to be examined applications for permits
8 and amendments thereto within a reasonable time after filing. If the application or the
9 construction documents do not conform to the requirements of applicable laws, the building
10 official shall reject such application in writing, stating the reasons therefore. If the building
11 official is satisfied that the proposed work conforms to the requirements of the construction
12 codes and all other applicable laws and ordinances, the building official shall issue a permit as
13 soon as practicable.

14 (2) Where a building permit application has been made for construction, other than for
15 maintenance, repairs, and minor alterations, on a parcel of land not served by a public sanitary
16 sewer system, a building permit shall not be issued without prior approval from the Snohomish
17 Health District of an approved means of waste disposal.

18 (3) In order to determine that the plans, specifications, and other data filed for review
19 conform to the requirements of this and other applicable laws and ordinances, the building
20 official may require an inspection and evaluation of the site of any proposed construction.

21
22 Section 13. A new section is added to chapter 30.50 of the Snohomish County Code
23 to read:

24
25 **30.50.106 Citations, notices, and orders.**

26
27 The building official may pursue any remedy set forth in chapter 30.85 SCC to ensure
28 compliance with the construction codes and may coordinate with the code enforcement staff in
29 pursuing such action.

30
31 Section 14. A new section is added to chapter 30.50 of the Snohomish County Code
32 to read:

33
34 **30.50.108 Inspections.**

35
36 The building official shall conduct all required inspections or have authority to accept
37 reports of inspection by approved agencies or individuals. Reports of such inspections shall be
38 in writing and be certified by an officer of an approved agency or by an approved individual.
39 The building official is authorized to engage additional expert opinion as deemed necessary to
40 report upon unusual technical issues that arise, subject to the approval of the director or
41 appointing authority.

42
43 Section 15. A new section is added to chapter 30.50 of the Snohomish County Code
44 to read:

45
46 **30.50.110 Preliminary inspection.**

47
48 Before issuing a permit, the building official may examine or cause to be examined
49 buildings, structures and sites for which an application has been filed.

1 Section 16. A new section is added to chapter 30.50 of the Snohomish County Code
2 to read:

3
4 **30.50.112 Other inspections.**

5
6 In addition to the inspections authorized under SCC 30.50.108 and SCC 30.50.110, the
7 building official may conduct or require any other inspections to ascertain compliance with the
8 construction codes and other laws enforced by the building official.

9
10 Section 17. A new section is added to chapter 30.50 of the Snohomish County Code
11 to read:

12
13 **30.50.114 Identification.**

14
15 The building official shall carry proper identification when inspecting structures or
16 premises in the performance of duties under the construction codes.

17
18 Section 18. A new section is added to chapter 30.50 of the Snohomish County Code
19 to read:

20
21 **30.50.116 Right of entry.**

22
23 Where it is necessary to make an inspection to enforce the provisions of the
24 construction codes, or where the building official has reasonable cause to believe that there
25 exists in a structure or upon a premises a condition which is contrary to or in violation of the
26 construction codes which makes the structure or premises unsafe, dangerous or hazardous,
27 the building official is authorized to enter the structure or premises at reasonable times to
28 inspect or to perform the duties imposed by the construction codes, provided that if such
29 structure or premises be occupied that credentials be presented to the occupant and entry
30 requested. If such structure or premises is unoccupied, the building official shall first make a
31 reasonable effort to locate the owner or other person having charge or control of the structure
32 or premises and request entry. If entry is refused, the building official shall have recourse to
33 the remedies provided by law to secure entry.

34
35 Section 19. A new section is added to chapter 30.50 of the Snohomish County Code
36 to read:

37
38 **30.50.118 Department records.**

39
40 The building official shall keep official records of applications received, permits and
41 certificates issued, fees collected, reports of inspections, and notices and orders issued. Such
42 records shall be retained in the official records for the period required for the retention of public
43 records.

44
45 Section 20. A new section is added to chapter 30.50 of the Snohomish County Code
46 to read:

47
48 **30.50.120 Liability.**

49
50 The liability of employees and officials while performing their official duties under the
51 construction codes is governed by SCC 2.90.085.

1
2 Section 21. A new section is added to chapter 30.50 of the Snohomish County Code
3 to read:

4
5 **30.50.122 Approved materials and equipment.**

6
7 Materials, equipment and devices approved by the building official shall be constructed
8 and installed in accordance with such approval.

9
10 Section 22. A new section is added to chapter 30.50 of the Snohomish County Code
11 to read:

12
13 **30.50.124 Used materials and equipment.**

14
15 Used materials, equipment and devices shall not be reused unless approved by the
16 building official.

17
18 Section 23. A new section is added to chapter 30.50 of the Snohomish County Code
19 to read:

20
21 **30.50.126 Modifications.**

22
23 Wherever there are practical difficulties involved in carrying out the provisions of the
24 construction codes, the building official shall have the authority to grant modifications for
25 individual cases, upon application of the owner or owner's representative, provided the
26 building official shall first find that special individual reason makes the strict letter of the
27 construction codes impractical and the modification is in compliance with the intent and
28 purpose of the construction codes and that such modification does not lessen health,
29 accessibility, life and fire safety, or structural requirements. The details of action granting
30 modifications shall be recorded and entered in the files of the department.

31
32 Section 24. A new section is added to chapter 30.50 of the Snohomish County Code
33 to read:

34
35 **30.50.128 Alternative materials, design and methods of construction and equipment.**

36
37 The provisions of the construction codes are not intended to prevent the installation of
38 any material or to prohibit any design or method of construction not specifically prescribed by
39 the construction codes, provided that any such alternative has been approved. An alternative
40 material, design or method of construction shall be approved where the building official finds
41 that the proposed design is satisfactory and complies with the intent of the provisions of the
42 construction codes, and that the material, method or work offered is, for the purpose intended,
43 at least the equivalent of that prescribed in the construction codes in quality, strength,
44 effectiveness, fire resistance, durability and safety.

45
46 Section 25. A new section is added to chapter 30.50 of the Snohomish County Code
47 to read:

1
2 **30.50.130 Research reports.**
3

4 Supporting data, where necessary to assist in the approval of materials or assemblies
5 not specifically provided for in the construction codes, shall consist of valid research reports
6 from sources approved by the building official.
7

8 Section 26. A new section is added to chapter 30.50 of the Snohomish County Code
9 to read:

10
11 **30.50.132 Tests.**
12

13 Whenever there is insufficient evidence of compliance with the provisions of the
14 construction codes, or evidence that a material or method does not conform to the
15 requirements of the construction codes, or in order to substantiate claims for alternative
16 materials or methods, the building official shall have the authority to require tests as evidence
17 of compliance to be made at no expense to the county. Test methods shall be as specified in
18 the construction codes or by other recognized test standards. In the absence of recognized
19 and accepted test methods, the building official shall approve the testing procedures. Tests
20 shall be performed by an approved agency. Reports of such tests shall be retained by the
21 building official for the period required for retention of public records.
22

23 Section 27. A new section is added to chapter 30.50 of the Snohomish County Code
24 to read:

25
26 **30.50.134 Emergency repairs.**
27

28 Where equipment replacements and repairs must be performed in an emergency
29 situation, the permit application shall be submitted within the next working business day to the
30 building official.
31

32 Section 28. A new section is added to chapter 30.50 of the Snohomish County Code
33 to read:

34
35 **30.50.136 Repairs.**
36

37 Application or notice to the building official is not required for ordinary repairs to
38 structures, replacement of lamps or the connection of approved portable electrical equipment
39 to approved permanently installed receptacles. Such repairs shall not include the cutting away
40 of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-
41 bearing support, or the removal or change of any required means of egress, or rearrangement
42 of parts of a structure affecting the egress requirements; nor shall ordinary repairs include
43 addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain
44 leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work
45 affecting public health or general safety.
46

47 Section 29. A new section is added to chapter 30.50 of the Snohomish County Code
48 to read:
49

1
2 **30.50.138 Public service agencies.**
3

4 A permit shall not be required for the installation, alteration or repair of generation,
5 transmission, distribution, metering or other related equipment that is under the ownership and
6 control of public service agencies by established right.
7

8 Section 30. A new section is added to chapter 30.50 of the Snohomish County Code
9 to read:

10
11 **30.50.140 Time limitation of application.**
12

13 (1) An application for a permit for any proposed work shall expire 18 months after the
14 date of filing. The building official is authorized to grant one extension of time for an additional
15 period not to exceed 18 months. The extension shall be requested in writing prior to expiration
16 and justifiable cause demonstrated.

17 (2) The fee for the permit application extension shall be in accordance with SCC
18 30.86.400(6).

19 (3) The expiration and extension provisions of this section do not apply to applications
20 subject to environmental review under chapter 30.61 SCC. Applications subject to
21 environmental review under chapter 30.61 SCC are subject to the expiration and extension
22 provisions of SCC 30.70.140.
23

24 Section 31. A new section is added to chapter 30.50 of the Snohomish County Code
25 to read:

26
27 **30.50.142 Validity of permit.**
28

29 The issuance or granting of a permit shall not be construed to be a permit for, or an
30 approval of, any violation of any of the provisions of the construction codes or of any other
31 applicable law or ordinance. Permits presuming to give authority to violate or cancel the
32 provisions of the construction codes or any other applicable law or ordinance shall not be
33 valid. The issuance of a permit based on construction documents and other data shall not
34 prevent the building official from requiring the correction of errors in the construction
35 documents and other data. The building official is also authorized to prevent occupancy or use
36 of a structure in violation of the construction codes or of any other county ordinances.
37

38 Section 32. A new section is added to chapter 30.50 of the Snohomish County Code
39 to read:

40
41 **30.50.144 Expiration.**
42

43 (1) Every permit issued shall expire 18 months after its issuance. The building official is
44 authorized to grant, in writing, one extension of time, for a period of not more than 18 months.
45 The extension shall be requested in writing prior to expiration and justifiable cause
46 demonstrated.

47 (2) The fee for the permit extension shall be in accordance with SCC 30.86.400(7).
48

49 Section 33. A new section is added to chapter 30.50 of the Snohomish County Code
50 to read:
51

1 **30.50.146 Suspension or revocation.**

2
3 The building official may suspend or revoke a permit issued under the construction
4 codes pursuant to SCC 30.71.027, SCC 30.85.300 or SCC 30.85.310.

5
6 Section 34. A new section is added to chapter 30.50 of the Snohomish County Code
7 to read:

8
9 **30.50.148 Placement of permit.**

10
11 The building permit or copy of the permit shall be kept on the site of the work until the
12 completion of the project.

13
14 Section 35. A new section is added to chapter 30.50 of the Snohomish County Code
15 to read:

16
17 **30.50.150 Responsibility.**

18
19 It shall be the duty of every person who performs work ~~((involving))~~ for the installation
20 or repair of building, structure, electrical, gas, mechanical or plumbing systems to comply with
21 the construction codes.

22
23 Section 36. A new section is added to chapter 30.50 of the Snohomish County Code
24 to read:

25
26 **30.50.152 Payment of fees.**

27 A permit shall not be valid until the fees prescribed by chapter 30.86 SCC have been
28 paid. An amendment to a permit shall not be released until the additional fee, if any is
29 required, has been paid.

30
31 Section 37. A new section is added to chapter 30.50 of the Snohomish County Code
32 to read:

33
34 **30.50.154 Schedule of permit fees.**

35
36 On buildings, structures, electrical, gas, mechanical and plumbing systems or
37 alterations requiring a permit, a fee for each permit shall be paid as required, in accordance
38 with chapter 30.86 SCC.

39
40 Section 38. A new section is added to chapter 30.50 of the Snohomish County Code
41 to read:

42
43 **30.50.156 Building permit valuations.**

44
45 Building permit valuation shall include total value of the work for which a permit is being
46 issued, such as electrical, gas, mechanical, plumbing equipment and other permanent
47 systems, including materials and labor as prescribed by chapter 30.86 SCC.

48
49 Section 39. A new section is added to chapter 30.50 of the Snohomish County Code
50 to read:

1
2 **30.50.158 Related fees.**

3
4 The payment of the fee for the construction, alteration, removal or demolition for work
5 done in connection with or concurrently with the work authorized by a building permit shall not
6 relieve the applicant or holder of the permit from the payment of other fees that are prescribed
7 by chapter 30.86 SCC.
8

9 Section 40. A new section is added to chapter 30.50 of the Snohomish County Code
10 to read:

11
12 **30.50.160 Refunds.**

13
14 The director is authorized to establish a refund policy.
15

16 Section 41. A new section is added to chapter 30.50 of the Snohomish County Code
17 to read:

18
19 **30.50.162 Work commencing before permit issuance.**

20
21 Any person who commences any work regulated under subtitle 30.5 SCC before
22 obtaining the necessary permits shall be subject to an investigation penalty established in
23 SCC 30.86.400(9) that shall be in addition to the required permit fees.
24

25 Section 42. A new section is added to chapter 30.50 of the Snohomish County Code
26 to read:

27
28 **30.50.164 Connection of service utilities.**

29
30 No person shall make connections from a utility, source of energy, fuel or power to any
31 building or system that is regulated by the construction codes for which a permit is required,
32 until approved by the building official.
33

34 Section 43. A new section is added to chapter 30.50 of the Snohomish County Code
35 to read:

36
37 **30.50.166 Temporary connection.**

38
39 The building official may authorize and approve the temporary connection of the
40 building or system to the utility, source of energy, fuel or power.
41

42 Section 44. A new section is added to chapter 30.50 of the Snohomish County Code
43 to read:

44
45 **30.50.168 Authority to disconnect service utilities.**

46
47 The building official may authorize disconnection of utility service to the building,
48 structure or system regulated by the construction codes and the referenced codes and
49 standards set forth in subtitle 30.5 SCC in case of emergency where necessary to eliminate an
50 immediate hazard to life or property or when such utility connection has been made without
51 the approval required by subtitle 30.5 SCC. The building official shall notify the serving utility

1 and whenever possible the owner and occupant of the building, structure or service system of
2 the decision to disconnect prior to taking such action. If not notified prior to disconnection, the
3 owner or occupant of the building, structure or service system shall be notified in writing as
4 soon as practical thereafter.

5
6 Section 45. A new section is added to chapter 30.50 of the Snohomish County Code
7 to read:

8
9 **PART 300 Administration – Building Code.**

10
11 Section 46. A new section is added to chapter 30.50 of the Snohomish County Code
12 to read:

13
14 **30.50.300 Building Code – Title.**

15
16 The regulations in Parts 100 and 300 of chapter 30.50 SCC, and chapter 30.52A SCC
17 shall be known as the Building Code of Snohomish County. They shall be cited as such and
18 referred to as the "building code."

19
20 Section 47. A new section is added to chapter 30.50 of the Snohomish County Code
21 to read:

22
23 **30.50.302 Building Code – Scope.**

24
25 The provisions of the building code shall apply to the construction, alteration,
26 movement, enlargement, replacement, repair, equipment, use and occupancy, location,
27 maintenance, removal and demolition of every building or structure or any appurtenances
28 connected or attached to such buildings or structures. Detached one- and two-family dwellings
29 and multiple single-family dwellings (townhouses) not more than three stories above grade
30 plane in height with a separate means of egress and their accessory structures shall comply
31 with the residential code.

32
33 Section 48. A new section is added to chapter 30.50 of the Snohomish County Code
34 to read:

35
36 **30.50.304 Building Code – Intent.**

37
38 The purpose of the building code is to establish the minimum requirements to safeguard
39 the public health, safety and general welfare through structural strength, means of egress
40 facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to
41 life and property from fire and other hazards attributed to the built environment and to provide
42 safety to fire fighters and emergency responders during emergency operations.

43
44 Section 49. A new section is added to chapter 30.50 of the Snohomish County Code
45 to read:

46
47 **30.50.306 Building Code – Permits required.**

48
49 (1) Except as specified in SCC 30.50.308, no building or structure regulated by the
50 building code shall be erected, constructed, enlarged, altered, repaired, moved, improved,

1 removed, converted or demolished unless a separate permit for each building or structure has
2 first been obtained from the building official.

3 (2) A building permit shall be required for all factory-built structures that are placed,
4 maintained, enlarged, altered, repaired, improved, converted, or demolished on any lot or
5 parcel of land; except no building permit shall be required where a mobile home permit has
6 been properly issued pursuant to chapters 30.50 and 30.54A SCC.

7 (3) A commercial coach shall bear a seal of approval from the Washington State
8 Department of Labor and Industries for its intended use as defined by occupancy classification
9 Groups A, B, E, F, H, I, M, R, S, or U unless otherwise approved by the building official.
10 Commercial coach foundations, porches, stairs, and ramps shall be permitted in accordance
11 with the provisions of the building code.

12
13 Section 50. A new section is added to chapter 30.50 of the Snohomish County Code
14 to read:

15
16 **30.50.308 Building Code – Work exempt from permit.**

17
18 Exemptions from permit requirements of the building code shall not be deemed to grant
19 authorization for any work to be done in any manner in violation of the provisions of the
20 building code or any other laws or county ordinances. Work exempt under this provision may
21 still require the applicable permit(s) when located in flood hazard or critical areas. Permits shall
22 not be required for the following:

23 (1) Building:

24 (a) One-story detached accessory structures not used for human habitation, used as
25 tool and storage sheds, playhouses, agricultural structures, and similar uses, provided the
26 floor area does not exceed 200 square feet (18.6 m²) and the accessory structure is located in
27 accordance with title 30 SCC.

28 (b) Retail stands including, but not limited to espresso stands, concession stands or
29 retail stands that do not exceed 200 square feet (18.6 m²).

30 (c) Fences not over 7 feet (2,133.6 mm) high. This calculation shall not include wire
31 strands on top of seven foot fences when permitted under this title.

32 (d) Oil derricks.

33 (e) Retaining walls that are not over 4 feet (1,219 mm) in height measured from the
34 bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class
35 I, II or III A liquids.

36 (f) Water tanks supported directly on grade if the capacity does not exceed 5,000
37 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

38 (g) Sidewalks and driveways associated with residential buildings constructed under
39 the provisions of the building code.

40 (h) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

41 (i) Temporary motion picture, television and theater stage sets and scenery.

42 (j) Prefabricated swimming pools accessory to a Group R-3 occupancy that are less
43 than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed
44 entirely above ground.

45 (k) Shade cloth structures constructed for nursery or agricultural purposes, not
46 including service systems.

47 (l) Swings and other playground equipment accessory to detached one- and two-family
48 dwellings.

49 (m) Window awnings supported by an exterior wall that do not project more than 54
50 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3
51 and U occupancies.

1 (n) Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5
2 feet 9 inches (1,753 mm) in height.

3 (o) Job shacks that are placed at the job site during construction, for which a permit
4 has been issued or applied, may be allowed on a temporary basis and shall be removed upon
5 final approval of construction. A job shack is a portable structure for which the primary purpose
6 is to house equipment and supplies, and which may serve as a temporary office during
7 construction for the purposes of the construction activity.

8 (p) Membrane structures as follows:

9 (i) Membrane structures as are defined in IBC chapter 31 which do not exceed 200
10 square feet, or which do not exceed 400 square feet when two or more sides are open. Such
11 structures shall not be located in a critical area and shall not be approved as a habitable
12 space.

13 (ii) Such structures as are defined in WAC 51-50-007 which are used solely for the
14 commercial production of horticultural plants including ornamental plants, flowers, vegetables,
15 and fruits. "Temporary growing structure" means a structure that has the sides and roof
16 covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to
17 provide plants with either frost protection or increased heat retention. Such structures shall not
18 be located in a critical area and shall not be approved for other non-agricultural uses including,
19 but not limited to, office space, mercantile, manufacturing, or habitable space.

20 (iii) Such structures as are defined as agricultural buildings in the IBC which have the
21 sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material. The
22 combined aggregate total area of these structures shall not exceed 1,000 square feet on a
23 minimum five-acre lot, 2,000 square feet on a minimum 10-acre lot, 3,000 square feet on a
24 minimum 15-acre lot, 4,000 square feet on a minimum 20-acre lot, or 5,000 square feet on a
25 lot of 25 acres or larger. Such structures shall not be located in a critical area and shall not be
26 approved for other non-agricultural uses including, but not limited to, office space, mercantile,
27 manufacturing, or habitable space.

28 (2) Gas:

29 (a) Portable heating appliance.

30 (b) Replacement of any minor part that does not alter approval of equipment or make
31 such equipment unsafe.

32 (3) Mechanical:

33 (a) Portable heating appliance.

34 (b) Portable ventilation equipment.

35 (c) Portable cooling unit.

36 (d) Steam, hot or chilled water piping within any heating or cooling equipment regulated
37 by the building code.

38 (e) Replacement of any part that does not alter its approval or make it unsafe.

39 (f) Portable evaporative cooler.

40 (g) Self-contained refrigeration system containing 10 pounds (5 kg) or less of
41 refrigerant and actuated by motors of 1 horsepower (746 W) or less.

42 (4) Plumbing:

43 (a) The stopping of leaks in drains, water, soil, waste or vent pipe, except that if any
44 concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes
45 necessary to remove and replace the same with new material, such work shall be considered
46 new work and a permit shall be obtained and inspection made as provided in the building
47 code.

48 (b) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and
49 the removal and reinstallation of water closets when such repairs do not involve or require the
50 replacement or rearrangement of valves, pipes or fixtures.

1 Section 51. A new section is added to chapter 30.50 of the Snohomish County Code
2 to read:

3
4 **30.50.310 Building Code – Floor and roof design loads - general.**
5

6 Live loads posted. Where live loads for which each floor or portion thereof of a
7 commercial or industrial building is or has been designed to exceed 50 psf, such design live
8 loads shall be conspicuously posted by the owner in that part of each story in which they
9 apply, using durable signs. It shall be unlawful to remove or deface such notices.

10
11 Section 52. A new section is added to chapter 30.50 of the Snohomish County Code
12 to read:

13
14 **30.50.312 Building Code – Issuance of certificate of occupancy.**
15

16 A certificate of occupancy required by SCC 30.50.378 shall not be issued until the floor
17 load signs, required by SCC 30.50.310 have been installed.
18

19 Section 53. A new section is added to chapter 30.50 of the Snohomish County Code
20 to read:

21
22 **30.50.314 Building Code – Restrictions on loading.**
23

24 It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a
25 building, structure or portion thereof, a load greater than is permitted by the building code.
26

27 Section 54. A new section is added to chapter 30.50 of the Snohomish County Code
28 to read:

29
30 **30.50.316 Building code – Submittal documents.**
31

32 Submittal documents consisting of construction documents, statement of special
33 inspections, geotechnical report and other data shall be submitted in two or more sets with
34 each permit application. The construction documents shall be prepared by a registered design
35 professional where required by title 30 SCC. Where special conditions exist, the building
36 official is authorized to require additional construction documents to be prepared by a
37 registered design professional. Exception: The building official is authorized to waive the
38 submission of construction documents and other data not required to be prepared by a
39 registered design professional if it is found that the nature of the work applied for is such that
40 review of construction documents is not necessary to obtain compliance with the building
41 code.
42

43 Section 55. A new section is added to chapter 30.50 of the Snohomish County Code
44 to read:

45
46 **30.50.318 Building Code – Information on construction documents.**
47

48 Information on construction documents shall be in accordance with section 107 of the
49 IBC. Construction documents shall be dimensioned and drawn upon suitable material.
50 Electronic media documents are permitted to be submitted when approved by the building
51 official. Construction documents shall be of sufficient clarity to indicate the location, nature and

1 extent of the work proposed and show in detail that it will conform to the provisions of the
2 building code and relevant laws, ordinances, rules and regulations, as determined by the
3 building official.

4
5 Section 56. A new section is added to chapter 30.50 of the Snohomish County Code
6 to read:

7
8 **30.50.320 Building Code – Fire protection system shop drawings.**

9
10 Shop drawings for the fire protection system(s) shall be submitted to indicate
11 conformance with the building code and the construction documents and shall be approved
12 prior to the start of system installation. Shop drawings shall contain all information as required
13 by the referenced installation standards in chapter 9 of the IBC.

14
15 Section 57. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.322 Building Code – Means of egress.**

19
20 The construction documents shall show in sufficient detail the location, construction,
21 size and character of all portions of the means of egress in compliance with the provisions of
22 the building code. In occupancies other than Groups R-2, R-3, and I-1, the construction
23 documents shall designate the number of occupants to be accommodated on every floor, and
24 in all rooms and spaces.

25
26 Section 58. A new section is added to chapter 30.50 of the Snohomish County Code
27 to read:

28
29 **30.50.324 Building Code – Exterior wall envelope.**

30
31 (1) Construction documents for all buildings shall describe the exterior wall envelope in
32 sufficient detail to determine compliance with the building code. The construction documents
33 shall provide details of the exterior wall envelope as required, including flashing, intersections
34 with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or
35 parapets, means of drainage, water-resistive membrane and details around openings.

36 (2) The construction documents shall include manufacturer's installation instructions
37 that provide supporting documentation that the proposed penetration and opening details
38 described in the construction documents maintain the weather resistance of the exterior wall
39 envelope. The supporting documentation shall fully describe the exterior wall system which
40 was tested, where applicable, as well as the test procedure used.

41
42 Section 59. A new section is added to chapter 30.50 of the Snohomish County Code
43 to read:

44
45 **30.50.326 Building Code – Site plan.**

46
47 The construction documents submitted with the permit application shall be
48 accompanied by a site plan showing to scale the size and location of new construction and
49 existing structures on the site, distances from lot lines, the established street grades and the
50 proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood
51 elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the

1 case of demolition, the site plan shall show construction to be demolished and the location and
2 size of existing structures and construction that are to remain on the site or plot. The building
3 official is authorized to waive or modify the requirement for a site plan when the permit
4 application is for alteration or repair or when otherwise warranted.

5
6 Section 60. A new section is added to chapter 30.50 of the Snohomish County Code
7 to read:

8
9 **30.50.328 Building Code – Design flood elevations.**

10
11 Where design flood elevations are not specified, they shall be established in
12 accordance with section 1612.3.1 of the IBC.

13
14 Section 61. A new section is added to chapter 30.50 of the Snohomish County Code
15 to read:

16
17 **30.50.330 Building Code – Examination of documents.**

18
19 The building official shall examine or cause to be examined the accompanying
20 submittal documents and shall ascertain by such examinations whether the construction
21 indicated and described is in accordance with the requirements of the building code and other
22 pertinent laws or ordinances.

23
24 Section 62. A new section is added to chapter 30.50 of the Snohomish County Code
25 to read:

26
27 **30.50.332 Building Code – Approval of construction documents.**

28
29 When the building official issues a permit, the construction documents shall be
30 approved, in writing or by stamps, as "Approved Subject to Field Inspections." One set of
31 construction documents shall be retained by the building official. The other set shall be
32 returned to the applicant, shall be kept at the site of work and shall be open to inspection by
33 the building official or a duly authorized representative.

34
35 Section 63. A new section is added to chapter 30.50 of the Snohomish County Code
36 to read:

37
38 **30.50.334 Building Code – Phased approval.**

39
40 The building official is authorized to issue a permit for the construction of foundations
41 or any other part of a building or structure before the construction documents for the whole
42 building or structure have been submitted, provided that adequate information and detailed
43 statements have been filed complying with applicable requirements of the building code. The
44 holder of such permit for the foundation or other parts of a building or structure shall proceed
45 at the holder's own risk with the building operation and without assurance that a permit for the
46 entire structure will be granted.

47
48 Section 64. A new section is added to chapter 30.50 of the Snohomish County Code
49 to read:

1
2 **30.50.336 Building Code – Design professional in responsible charge - general.**

3
4 (1) When it is required that documents be prepared by a registered design
5 professional, the building official shall be authorized to require the owner to engage and
6 designate on the building permit application a registered design professional who shall act as
7 the registered design professional in responsible charge. If the circumstances require, the
8 owner shall designate a substitute registered design professional in responsible charge who
9 shall perform the duties required of the original registered design professional in responsible
10 charge. The building official shall be notified in writing by the owner if the registered design
11 professional in responsible charge is changed or is unable to continue to perform the duties.

12 (2) The registered design professional in responsible charge shall be responsible for
13 reviewing and coordinating submittal documents prepared by others, including phased and
14 deferred submittal items, for compatibility with the design of the building.

15
16 Section 65. A new section is added to chapter 30.50 of the Snohomish County Code
17 to read:

18
19 **30.50.338 Building Code – Deferred submittals.**

20
21 (1) For the purposes of this section, deferred submittals are defined as those portions
22 of the design that are not submitted at the time of the application and that are to be submitted
23 to the building official within a specified period.

24 (2) Deferral of any submittal items shall have the prior approval of the building official.
25 The registered design professional in responsible charge shall list the deferred submittals on
26 the construction documents for review by the building official.

27 (3) Documents for deferred submittal items shall be submitted to the registered design
28 professional in responsible charge who shall review them and forward them to the building
29 official with a notation indicating that the deferred submittal documents have been reviewed
30 and been found to be in general conformance to the design of the building. The deferred
31 submittal items shall not be installed until the deferred submittal documents have been
32 approved by the building official.

33
34 Section 66. A new section is added to chapter 30.50 of the Snohomish County Code
35 to read:

36
37 **30.50.340 Building Code – Amended construction documents.**

38
39 Work shall be installed in accordance with the approved construction documents. Any
40 changes made during construction that are not in compliance with the approved construction
41 documents shall be resubmitted for approval as an amended set of construction documents.

42
43 Section 67. A new section is added to chapter 30.50 of the Snohomish County Code
44 to read:

45
46 **30.50.342 Building Code – Retention of construction documents.**

47
48 One set of approved construction documents shall be retained by the building official
49 for a period of not less than 180 days from date of completion of the permitted work, or as
50 required by state or local laws.

1 Section 68. A new section is added to chapter 30.50 of the Snohomish County Code
2 to read:

3
4 **30.50.344 Building Code – Temporary structures and uses - general.**

5
6 The building official is authorized to issue a permit for temporary structures and
7 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted
8 for more than 180 days. The building official is authorized to grant extensions for good cause.

9
10 Section 69. A new section is added to chapter 30.50 of the Snohomish County Code
11 to read:

12
13 **30.50.346 Building Code – Conformance.**

14
15 Temporary structures and uses shall conform to the structural strength, fire safety,
16 means of egress, accessibility, light, ventilation and sanitary requirements of the building code
17 as necessary to ensure public health, safety and general welfare.

18
19 Section 70. A new section is added to chapter 30.50 of the Snohomish County Code
20 to read:

21
22 **30.50.348 Building Code – Termination of approval for temporary structure or use.**

23
24 The building official may terminate a permit for a temporary structure or use and to
25 order the temporary structure or use to be discontinued.

26
27 Section 71. A new section is added to chapter 30.50 of the Snohomish County Code
28 to read:

29
30 **30.50.350 Building Code – Inspections – general.**

31
32 Construction or work for which a permit is required shall be subject to inspection by the
33 building official and such construction or work shall remain accessible and exposed for
34 inspection purposes until approved. Approval as a result of an inspection shall not be
35 construed to be an approval of a violation of the provisions of the building code or of other
36 county ordinances. Inspections presuming to give authority to violate or cancel the provisions
37 of the building code or of other county ordinances shall not be valid. It shall be the duty of the
38 permit applicant to cause the work to remain accessible and exposed for inspection purposes.
39 Neither the building official nor the county shall be liable for expense entailed in the removal or
40 replacement of any material required to allow inspection.

41
42 Section 72. A new section is added to chapter 30.50 of the Snohomish County Code
43 to read:

44
45 **30.50.352 Building Code – Required inspections.**

46
47 The building official, upon notification, shall make the inspections set forth in SCC
48 30.50.354 through 30.50.370, and in the general administration section of this chapter.

49
50 Section 73. A new section is added to chapter 30.50 of the Snohomish County Code
51 to read:

1
2 **30.50.354 Building Code – Footing and foundation inspection.**
3

4 Footing and foundation inspections shall be made after excavations for footings are
5 complete and any required reinforcing steel is in place. For concrete foundations, any required
6 forms shall be in place prior to inspection. Materials for the foundation shall be on the job,
7 except where concrete is ready mixed in accordance with American Society for Testing and
8 Materials Standards C 94, the concrete need not be on the job.
9

10 Section 74. A new section is added to chapter 30.50 of the Snohomish County Code
11 to read:

12
13 **30.50.356 Building Code – Concrete slab and under-floor inspection.**
14

15 Concrete slab and under-floor inspections shall be made after in-slab or under-floor
16 reinforcing steel and building service equipment, conduit, piping accessories and other
17 ancillary equipment items are in place, but before any concrete is placed or floor sheathing
18 installed, including the subfloor.
19

20 Section 75. A new section is added to chapter 30.50 of the Snohomish County Code
21 to read:
22

23 **30.50.358 Building Code – Lowest floor elevation.**

24 In flood hazard areas, upon placement of the lowest floor, including the basement, and
25 prior to further vertical construction, the elevation certification required in section 1612.5 of the
26 IBC shall be submitted to the building official.
27

28 Section 76. A new section is added to chapter 30.50 of the Snohomish County Code
29 to read:
30

31 **30.50.360 Building Code – Frame inspection.**
32

33 Framing inspections shall be made after the roof deck or sheathing, all framing, fire
34 blocking and bracing are in place and pipes, chimneys and vents to be concealed are
35 complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.
36

37 Section 77. A new section is added to chapter 30.50 of the Snohomish County Code
38 to read:
39

40 **30.50.362 Building Code – Lath and gypsum board inspection.**
41

42 Lath and gypsum board inspections shall be made after lathing and gypsum board,
43 interior and exterior, is in place, but before any plastering is applied or gypsum board joints
44 and fasteners are taped and finished. Exception: Gypsum board that is not part of a fire-
45 resistance-rated assembly or a shear assembly is not required to be inspected.
46

47 Section 78. A new section is added to chapter 30.50 of the Snohomish County Code
48 to read:
49

1
2 **30.50.364 Building Code – Fire- and smoke-resistant penetrations.**

3
4 Protection of joints and penetrations in fire-resistance-rated assemblies shall not be
5 concealed from view until inspected and approved.

6
7 Section 79. A new section is added to chapter 30.50 of the Snohomish County Code
8 to read:

9
10 **30.50.366 Building Code – Energy efficiency inspections.**

11
12 Inspections shall be made subject to the energy code as adopted and amended in chapter
13 30.52D SCC and the mechanical code as adopted and amended in chapter 30.52B SCC.

14
15 Section 80. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.368 Building Code – Special inspections.**

19
20 Special inspections are governed by section 1704 of the IBC.

21
22 Section 81. A new section is added to chapter 30.50 of the Snohomish County Code
23 to read:

24
25 **30.50.370 Building Code – Final inspection.**

26
27 The final inspection shall be made after all work required by the building permit is
28 completed.

29
30 Section 82. A new section is added to chapter 30.50 of the Snohomish County Code
31 to read:

32
33 **30.50.372 Building Code – Inspection agencies.**

34
35 The building official is authorized to accept reports of approved inspection agencies,
36 provided such agencies satisfy the building official's requirements as to qualifications and
37 reliability necessary to meet the building code.

38
39 Section 83. A new section is added to chapter 30.50 of the Snohomish County Code
40 to read:

41
42 **30.50.374 Building Code – Inspection requests.**

43
44 It shall be the duty of the permit holder or duly authorized agent to notify the building
45 official when work is ready for inspection. It shall be the duty of the permit holder or duly
46 authorized agent to provide access to and means for inspections of work that are required by
47 the building code.

48
49 Section 84. A new section is added to chapter 30.50 of the Snohomish County Code
50 to read:

1 **30.50.376 Building Code – Approval required.**

2
3 Work shall not be done beyond the point indicated in each successive inspection
4 without first obtaining the approval of the building official. The building official, upon
5 notification, shall make the requested inspections and shall either indicate the portion of the
6 construction that is satisfactory as completed, or notify the permit holder or his or her agent
7 how that portion of the construction fails to comply with the building code. Any portions that do
8 not comply shall be corrected and such portion shall not be covered or concealed until
9 authorized by the building official.

10
11 Section 85. A new section is added to chapter 30.50 of the Snohomish County Code
12 to read:

13
14 **30.50.378 Building Code – Certificate of occupancy.**

15
16 No building, structure or portion of a building or structure in Group A, B, E, F, H, I, M,
17 R-1, R-2, R-3, R-4 or S shall be used or occupied, and no change in the existing occupancy
18 classification of a building, structure or portion of a building or structure shall be made until the
19 building official has issued a certificate of occupancy for such uses, or change of uses as each
20 occurs, or at least annually. A final certificate of occupancy shall not be issued until all
21 requirements imposed as a condition of building permit issuance, subdivision or short
22 subdivision approval and all requirements of county code have been met. The fire marshal
23 shall inspect such occupancy uses as necessary, but at least annually. Exceptions:

- 24 1. Certificates of occupancy are not required for work exempt from permits under section
25 105.2 of the IBC.
26 2. Inspections of R-3 occupancies are not required annually.

27
28 Section 86. A new section is added to chapter 30.50 of the Snohomish County Code
29 to read:

30
31 **30.50.380 Building Code – Certificate issued.**

32
33 After the building official inspects the building or structure and finds no violations of the
34 provisions of the building code or other laws that are enforced by the department, the building
35 official shall issue a certificate of occupancy that contains the following:

- 36 (1) The building permit number.
37 (2) The address of the structure.
38 (3) The name and address of the owner.
39 (4) A description of that portion of the structure for which the certificate is issued.
40 (5) A statement that the described portion of the structure has been inspected for
41 compliance with the requirements of the building code for the occupancy and division of
42 occupancy and the use for which the proposed occupancy is classified.
43 (6) The name of the building official.
44 (7) The edition of the building code under which the permit was issued.
45 (8) The use and occupancy, in accordance with the provisions of chapter 3 of the IBC.
46 (9) The type of construction as defined in chapter 6 of the IBC.
47 (10) The design occupant load.
48 (11) If an automatic sprinkler system is provided, whether the sprinkler system is
49 required.
50 (12) Any special stipulations and conditions of the building permit.
51

1 Section 87. A new section is added to chapter 30.50 of the Snohomish County Code
2 to read:

3
4 **30.50.382 Building Code – Temporary occupancy.**

5
6 The building official is authorized to issue a temporary certificate of occupancy before
7 the completion of the entire work covered by the permit, provided that such portion or portions
8 shall be occupied safely. The building official shall set a time period during which the
9 temporary certificate of occupancy is valid. A final inspection is to be made after finish grading
10 and the building is completed and ready for occupancy. No final inspection approval for
11 residential building permits shall be given until all requirements imposed as a condition of
12 building permit issuance, subdivision or short subdivision approval, as well as applicable laws
13 and regulations, have been met.

14
15 Section 88. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.384 Building Code – Revocation.**

19
20 The building official may suspend or revoke a certificate of occupancy issued under the
21 building code pursuant to SCC 30.71.027, SCC 30.85.300 or 30.85.310.

22
23 Section 89. A new section is added to chapter 30.50 of the Snohomish County Code
24 to read:

25
26 **30.50.386 Building Code – Conditions for unsafe structures and equipment.**

27
28 Structures or existing equipment that are or hereafter become unsafe, unsanitary or
29 deficient because of inadequate means of egress facilities, inadequate light and ventilation, or
30 which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare,
31 or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an
32 unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the
33 building official deems necessary and as provided for in this section. A vacant structure that is
34 not secured against entry shall be deemed unsafe.

35
36 Section 90. A new section is added to chapter 30.50 of the Snohomish County Code
37 to read:

38
39 **30.50.388 Building Code – Report of unsafe condition.**

40
41 The building official shall cause a report to be filed on an unsafe condition. The report
42 shall state the occupancy of the structure and the nature of the unsafe condition.

43
44 Section 91. A new section is added to chapter 30.50 of the Snohomish County Code
45 to read:

46
47 **30.50.390 Building Code – Notice of unsafe condition.**

48
49 If an unsafe condition is found, the building official shall serve on the owner, agent or
50 person in control of the structure, a written notice that describes the condition deemed unsafe
51 and specifies the required repairs or improvements to be made to abate the unsafe condition,

1 or that requires the unsafe structure to be demolished within a stipulated time. The written
2 notice may be in the form of an emergency order in accordance with SCC 30.85.240 or a
3 notice of violation in accordance with SCC 30.85.150. Such notice shall require the person
4 thus notified to declare immediately to the building official acceptance or rejection of the terms
5 of the order.

6
7 Section 92. A new section is added to chapter 30.50 of the Snohomish County Code
8 to read:

9
10 **30.50.392 Building Code – Method of service.**

11
12 Any notice issued pursuant to this chapter shall be deemed properly served if the
13 notice procedures in SCC 30.85.250 are satisfied.

14
15 Section 93. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.394 Building Code – Restoration.**

19
20 The structure or equipment determined to be unsafe by the building official is permitted
21 to be restored to a safe condition. To the extent that repairs, alterations or additions are made
22 or a change of occupancy occurs during the restoration of the structure, such repairs,
23 alterations, additions or change of occupancy shall comply with the requirements of SCC
24 30.50.136 and chapter 34 of the IBC.

25
26 Section 94. A new section is added to chapter 30.50 of the Snohomish County Code
27 to read:

28
29 **PART 400 Administration – Residential Code**

30
31 Section 95. A new section is added to chapter 30.50 of the Snohomish County Code
32 to read:

33
34 **30.50.400 Residential Code – Title.**

35
36 These regulations in Parts 100 and 400 of chapter 30.50 SCC, and chapter 30.52F
37 SCC shall be known as the Residential Code of Snohomish County. They shall be cited as
38 such and referred to as the "residential code."

39
40 Section 96. A new section is added to chapter 30.50 of the Snohomish County Code
41 to read:

42
43 **30.50.402 Residential Code – Scope.**

44
45 The provisions of the residential code shall apply to the construction, alteration,
46 movement, enlargement, replacement, repair, equipment, use and occupancy, location,
47 removal and demolition of detached one- and two-family dwellings and townhouses not more
48 than three stories above-grade plane in height with a separate means of egress and their
49 accessory structures. Exception: Live/work units complying with the requirements of section
50 419 of the IBC shall be permitted to be built as one- and two-family dwellings or townhouses.

1 Fire suppression required by section 419.5 of the IBC when constructed under the IRC for
2 one- and two-family dwellings shall conform to section 903.3.1.3 of the IBC.

3
4 Section 97. A new section is added to chapter 30.50 of the Snohomish County Code
5 to read:

6
7 **30.50.404 Residential Code – Intent.**

8
9 The purpose of the residential code is to establish minimum requirements to safeguard
10 the public safety, health and general welfare through affordability, structural strength, means of
11 egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life
12 and property from fire and other hazards attributed to the built environment and to provide
13 safety to firefighters and emergency responders during emergency operations.

14
15 Section 98. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.406 Residential Code – permits required.**

19
20 Except as specified in SCC 30.50.408, no building or structure regulated by the
21 residential code shall be erected, constructed, enlarged, altered, repaired, moved, improved,
22 removed, converted or demolished unless a separate permit for each building or structure has
23 first been obtained from the building official.

24
25 Section 99. A new section is added to chapter 30.50 of the Snohomish County Code
26 to read:

27
28 **30.50.408 Residential Code – work exempt from a permit.**

29
30 Permits shall not be required under the residential code for the exemptions listed in this
31 section. Exemption from permit requirements of the residential code shall not be deemed to
32 grant authorization for any work to be done in any manner in violation of the provisions of the
33 residential code or any other laws or county ordinances. Work exempt under this provision
34 may still require the applicable permit(s) when located in flood hazard or critical areas.

35 (1) Building:

36 (a) One-story detached accessory structures not used for human habitation and used as
37 tool and storage sheds, playhouses and similar uses, provided:

38 (i) The floor area does not exceed 200 square feet (18.6m²) and the sidewalls do not
39 exceed nine feet in height for structures located in the Urban Growth Area (UGA); and

40 (ii) The floor area does not exceed 400 square feet (37.2 m²), and the sidewalls do not
41 exceed 11 feet in height for structures located outside of a UGA.

42 (iii) Eaves may extend maximum 24 inches past exterior walls.

43 (iv) A storage loft/mezzanine is allowed as long as the area of the loft/mezzanine does
44 not exceed one third the area of the building footprint.

45 (b) Fences not over 7 feet (2,133.6 mm) high.

46 (c) Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom
47 of the footing to the top of the wall, unless supporting a surcharge.

48 (d) Water tanks supported directly upon grade if the capacity does not exceed 5,000
49 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

50 (e) Sidewalks and driveways associated with residential buildings constructed under the
51 provisions of the residential code.

1 (f) Decks, associated platforms and steps necessary to residential buildings constructed
2 under the provisions of the residential code which are not more than 30 inches (762 mm)
3 above adjacent grade at any point, not over any basement or story below, and are not part of
4 an accessible route of travel.

5 (g) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

6 (h) Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

7 (i) Swings and other playground equipment.

8 (j) Window awnings supported by an exterior wall which do not project more than 54 inches
9 (1,372 mm) from the exterior wall and do not require additional support.

10 (k) Ten squares or less of roofing material.

11 (2) Gas:

12 (a) Portable heating, cooking or clothes drying appliances.

13 (b) Replacement of any minor part that does not alter approval of equipment or make such
14 equipment unsafe.

15 (c) Portable-fuel-cell appliances that are not connected to a fixed piping system and are
16 not interconnected to a power grid.

17 (3) Mechanical:

18 (a) Portable heating appliances.

19 (b) Portable ventilation appliances.

20 (c) Portable cooling units.

21 (d) Steam, hot or chilled water piping within any heating or cooling equipment regulated by
22 the residential code.

23 (e) Replacement of any minor part that does not alter approval of equipment or make such
24 equipment unsafe.

25 (f) Portable evaporative coolers.

26 (g) Self-contained refrigeration systems containing 10 pounds (454 kg) or less of
27 refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

28 (h) Portable-fuel-cell appliances that are not connected to a fixed piping system and are
29 not interconnected to a power grid.

30 (4) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if
31 any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it
32 becomes necessary to remove and replace the same with new material, such work shall be
33 considered as new work and a permit shall be obtained and inspection made as provided in
34 the residential code. The clearing of stoppages or the repairing of leaks in pipes, valves or
35 fixtures, and the removal and reinstallation of water closets, provided such repairs do not
36 involve or require the replacement or rearrangement of valves, pipes or fixtures.

37
38 Section 100. A new section is added to chapter 30.50 of the Snohomish County Code
39 to read:

40
41 **30.50.410 Residential Code – Areas prone to flooding.**

42
43 The building official shall not grant modifications to any provision related to areas prone
44 to flooding as established by SCC 30.52F.300 without the granting of a variance.

45
46 Section 101. A new section is added to chapter 30.50 of the Snohomish County Code
47 to read:

1
2 **30.50.412 Residential Code - Information for construction in flood hazard areas**
3

4 For more specific regulations regarding construction in special flood hazard areas and
5 flood hazard permit requirements, see chapters 30.43 and 30.65 SCC. For buildings and
6 structures located in whole or in part in flood hazard areas as established by Table R301.2(1)
7 in SCC 30.52F.300, construction documents shall include:

8 (1) Delineation of flood hazard areas, floodway boundaries and flood zones and the
9 design flood elevation, as appropriate;

10 (2) The elevation of the proposed lowest floor, including basement; in areas of shallow
11 flooding (AO zones), the height of the proposed lowest floor, including basement, above the
12 highest adjacent grade;

13 (3) The elevation of the bottom of the lowest horizontal structural member in coastal
14 high hazard areas (V Zone); and

15 (4) If design flood elevations are not included on the most recently adopted Flood
16 Insurance Rate Map published by the Federal Emergency Management Agency, the building
17 official and the applicant shall obtain and reasonably utilize any design flood elevation and
18 floodway data available from other sources.
19

20 Section 102. A new section is added to chapter 30.50 of the Snohomish County Code
21 to read:

22
23 **30.50.414 Residential Code – Determination of substantially improved or substantially**
24 **damaged existing buildings in flood hazard areas.**
25

26 For applications for reconstruction, rehabilitation, addition or other improvement of
27 existing buildings or structures located in an area prone to flooding as established by Table
28 R301.2(1) in SCC 30.52F.300, the building official shall examine or cause to be examined the
29 construction documents and shall prepare a finding with regard to the value of the proposed
30 work. For buildings that have sustained damage of any origin, the value of the proposed work
31 shall include the cost to repair the building or structure to its pre-damage condition. If the
32 building official finds that the value of proposed work equals or exceeds 50 percent of the
33 market value of the building or structure before the damage has occurred or the improvement
34 is started, the finding shall be provided to the building official for a determination of substantial
35 improvement or substantial damage. Applications determined by the building official to
36 constitute substantial improvement or substantial damage shall require all existing portions of
37 the entire building or structure to meet the requirements of section R322 of the IRC.
38

39 Section 103. A new section is added to chapter 30.50 of the Snohomish County Code
40 to read:

41
42 **30.50.416 Residential Code – Additions, alterations or repairs.**
43

44 Additions, alterations or repairs to any structure shall conform to the requirements for a
45 new structure without requiring the existing structure to comply with all of the requirements of
46 the residential code, unless otherwise stated. Additions, alterations or repairs shall not cause
47 an existing structure to become unsafe or adversely affect the performance of the building.
48 Exceptions: Additions or alterations to existing buildings which do not require the construction
49 of foundations, crawlspaces, slabs or basements shall not be required to meet the
50 requirements for radon protection in section R327.1 and Appendix F of the IRC.
51

1 Section 104. A new section is added to chapter 30.50 of the Snohomish County Code
2 to read:

3
4 **30.50.418 Residential Code – Moved buildings.**
5

6 Buildings or structures moved into or within the jurisdiction of the county shall comply
7 with the provisions of the residential code, the IBC, the IMC, the IFC the UPC and Standards
8 and the Washington State Energy Code for new buildings or structures. Exceptions: The
9 original occupancy classification is not changed and the original building is not substantially
10 remodeled or rehabilitated. For the purpose of this section a building shall be considered to be
11 substantially remodeled when the costs of remodeling exceed 60 percent of the value of the
12 building exclusive of the costs relating to preparation, construction, demolition or renovation of
13 foundations.
14

15 Section 105. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.420 Residential Code – Construction documents.**
19

20 Submittal documents consisting of construction documents and other data shall be
21 submitted in two or more sets with each application for a permit. The construction documents
22 shall be prepared by a registered design professional where required by title 30 SCC. Where
23 special conditions exist, the building official is authorized to require additional construction
24 documents to be prepared by a registered design professional. Exception: The building official
25 is authorized to waive the submission of construction documents and other data not required
26 to be prepared by a registered design professional if it is found that the nature of the work
27 applied for is such that reviewing of construction documents is not necessary to obtain
28 compliance with the residential code.
29

30 Section 106. A new section is added to chapter 30.50 of the Snohomish County Code
31 to read:

32
33 **30.50.422 Residential Code – Information on construction documents.**
34

35 Construction documents shall be drawn upon suitable material. Electronic media
36 documents are permitted to be submitted when approved by the building official. Construction
37 documents shall be of sufficient clarity to indicate the location, nature and extent of the work
38 proposed and show in detail that it will conform to the provisions of the residential code and
39 relevant laws, ordinances, rules and regulations, as determined by the building official. Where
40 required by the building official, all braced wall lines, shall be identified on the construction
41 documents and all pertinent information including, but not limited to, bracing methods, location
42 and length of braced wall panels, foundation requirements of braced wall panels at top and
43 bottom shall be provided.
44

45 Section 107. A new section is added to chapter 30.50 of the Snohomish County Code
46 to read:

47
48 **30.50.424 Residential Code – Manufacturer’s installation instructions.**
49

50 Manufacturer’s installation instructions, as required by the residential code, shall be
51 available on the job site at the time of inspection.

1
2 Section 108. A new section is added to chapter 30.50 of the Snohomish County Code
3 to read:

4
5 **30.50.426 Residential Code – Site plan or plot plan.**

6
7 The construction documents submitted with the application for permit shall be
8 accompanied by a site plan showing the size and location of new construction and existing
9 structures on the site and distances from lot lines. In the case of demolition, the site plan shall
10 show construction to be demolished and the location and size of existing structures and
11 construction that are to remain on the site or plot. The building official is authorized to waive or
12 modify the requirement for a site plan when the application for a permit is for alteration or
13 repair or when otherwise warranted.

14
15 Section 109. A new section is added to chapter 30.50 of the Snohomish County Code
16 to read:

17
18 **30.50.428 Residential Code – Examination of documents.**

19
20 The building official shall examine or cause to be examined construction documents for
21 compliance with the construction codes.

22
23 Section 110. A new section is added to chapter 30.50 of the Snohomish County Code
24 to read:

25
26 **30.50.430 Residential Code – Approval of construction documents**

27
28 When the building official issues a permit, the construction documents shall be
29 approved, in writing or by a stamp which states "REVIEWED FOR COMPLIANCE PER
30 chapter 30.50 SCC." One set of construction documents so reviewed shall be retained by the
31 building official. The other set shall be returned to the applicant, shall be kept at the site of
32 work and shall be open to inspection by the building official or his or her authorized
33 representative.

34
35 Section 111. A new section is added to chapter 30.50 of the Snohomish County Code
36 to read:

37
38 **30.50.432 Residential Code – Phased approval.**

39
40 The building official is authorized to issue a permit for the construction of foundations
41 or any other part of a building or structure before the construction documents for the whole
42 building or structure have been submitted, provided that adequate information and detailed
43 statements have been filed complying with applicable requirements of the residential code.
44 The holder of such permit for the foundation or other parts of a building or structure shall
45 proceed at the holder's own risk with the building operation and without assurance that a
46 permit for the entire structure will be granted.

47
48 Section 112. A new section is added to chapter 30.50 of the Snohomish County Code
49 to read:

1
2 **30.50.434 Residential Code – Amended construction documents.**

3
4 Work shall be installed in accordance with the approved construction documents. Any
5 changes made during construction that are not in compliance with the approved construction
6 documents shall be resubmitted for approval through an amended set of construction
7 documents.

8
9 Section 113. A new section is added to chapter 30.50 of the Snohomish County Code
10 to read:

11
12 **30.50.436 Residential Code – Retention of construction documents.**

13
14 One set of approved construction documents shall be retained by the building official
15 for a period of not less than 180 days from date of completion of the permitted work, or as
16 required by state or local laws.

17
18 Section 114. A new section is added to chapter 30.50 of the Snohomish County Code
19 to read:

20
21 **30.50.438 Residential Code – Temporary structures and uses – general.**

22
23 The building official is authorized to issue a permit for temporary structures and
24 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted
25 for more than 180 days. The building official is authorized to grant extensions for
26 demonstrated cause.

27
28 Section 115. A new section is added to chapter 30.50 of the Snohomish County Code
29 to read:

30
31 **30.50.440 Residential Code – Conformance.**

32
33 Temporary structures and uses shall conform to the structural strength, fire safety,
34 means of egress, light, ventilation and sanitary requirements of the residential code as
35 necessary to ensure the public health, safety and general welfare.

36
37 Section 116. A new section is added to chapter 30.50 of the Snohomish County Code
38 to read:

39
40 **30.50.442 Residential Code – Temporary power.**

41
42 The building official is authorized to give permission to temporarily supply and use
43 power in part of an electric installation before such installation has been fully completed and
44 the final certificate of completion has been issued. The part covered by the temporary
45 certificate shall comply with the requirements specified for temporary lighting, heat or power in
46 the International Code Council Electrical Code.

47
48 Section 117. A new section is added to chapter 30.50 of the Snohomish County Code
49 to read:

50

1
2 **30.50.444 Residential Code – Termination of approval.**

3
4 The building official is authorized to terminate a permit for a temporary structure or use
5 and to order the temporary structure or use to be discontinued.

6
7 Section 118. A new section is added to chapter 30.50 of the Snohomish County Code
8 to read:

9
10 **30.50.446 Residential Code – Types of inspections.**

11
12 For onsite construction, from time to time the building official, upon notification from the
13 permit holder or his agent, shall make or cause to be made any necessary inspections and
14 shall either approve that portion of the construction as completed or shall notify the permit
15 holder or his agent how that portion of construction as completed fails to comply with the
16 residential code.

17
18 Section 119. A new section is added to chapter 30.50 of the Snohomish County Code
19 to read:

20
21 **30.50.448 Residential Code – Foundation inspection.**

22
23 Inspection of the foundation shall be made after poles or piers are set or trenches or
24 basement areas are excavated and any required forms erected and any required reinforcing
25 steel is in place and supported prior to the placing of concrete. The foundation inspection shall
26 include excavations for thickened slabs intended for the support of bearing walls, partitions,
27 structural supports, or equipment and special requirements for wood foundations.

28
29 Section 120. A new section is added to chapter 30.50 of the Snohomish County Code
30 to read:

31
32 **30.50.450 Residential Code – Plumbing, mechanical, gas and electrical systems
33 inspection.**

34
35 Rough inspection of plumbing, mechanical, gas and electrical systems shall be made
36 prior to covering or concealment, before fixtures or appliances are set or installed, and prior to
37 framing inspection.

38
39 Exception:

40 Back-filling of ground-source heat pump loop systems tested in accordance with section
41 M2105.1 of the IRC prior to inspection shall be permitted.

42
43 Section 121. A new section is added to chapter 30.50 of the Snohomish County Code
44 to read:

45
46 **30.50.452 Residential Code – Floodplain inspections.**

47
48 For construction in areas prone to flooding as established by Table R301.2(1) in SCC
49 30.52F.300, upon placement of the lowest floor, including basement, and prior to further
50 vertical construction, the building official shall require submission of a completed FEMA

1 elevation certificate form 81-31, prepared and sealed by a registered design professional, of
2 the elevation of the lowest floor, including basement, required in section R324 of the IRC.

3
4 Section 122. A new section is added to chapter 30.50 of the Snohomish County Code
5 to read:

6
7 **30.50.454 Residential Code – Frame and masonry inspection.**

8
9 Inspection of framing and masonry construction shall be made after the roof, masonry,
10 all framing, fire stopping, drafts topping and bracing are in place and after the plumbing,
11 mechanical and electrical rough inspections are approved.

12
13 Section 123. A new section is added to chapter 30.50 of the Snohomish County Code
14 to read:

15
16 **30.50.456 Residential Code – Fire-resistance-rated construction inspection.**

17
18 Where fire-resistance-rated construction is required between dwelling units or due to a
19 building's or structure's location on property, the building official shall require an inspection of
20 such construction after all lathing and/or wallboard is in place, but before any plaster is applied
21 or wallboard joints and fasteners are taped and finished.

22
23 Section 124. A new section is added to chapter 30.50 of the Snohomish County Code
24 to read:

25
26 **30.50.458 Residential Code – Final inspection.**

27
28 Final inspection shall be made after the permitted work is complete and prior to
29 occupancy.

30
31 Section 125. A new section is added to chapter 30.50 of the Snohomish County Code
32 to read:

33
34 **30.50.460 Residential Code – Inspection agencies.**

35
36 The building official may accept reports of approved inspection agencies, provided
37 such agencies satisfy the building official's requirements as to qualifications and reliability
38 necessary to satisfy the IRC.

39
40 Section 126. A new section is added to chapter 30.50 of the Snohomish County Code
41 to read:

42
43 **30.50.462 Residential Code – Inspection requests.**

44
45 It shall be the duty of the permit holder or duly authorized agent to notify the building
46 official when work is ready for inspection. It shall be the duty of the permit holder or duly
47 authorized agent person to provide access to and means for inspections of work that are
48 required by the residential code.

49
50 Section 127. A new section is added to chapter 30.50 of the Snohomish County Code
51 to read:

1
2 **30.50.464 Residential Code – Approval required.**
3

4 Work shall not be done beyond the point indicated in each successive inspection
5 without first obtaining the approval of the building official. The building official upon notification
6 shall make the requested inspections and shall either indicate the portion of the construction
7 that is satisfactory as completed, or shall notify the permit holder or an agent of the permit
8 holder how that portion of the construction fails to comply with the residential code. Any
9 portions that do not comply shall be corrected and such portion shall not be covered or
10 concealed until authorized by the building official.
11

12 Section 128. A new section is added to chapter 30.50 of the Snohomish County Code
13 to read:
14

15 **30.50.466 Residential Code – Certificates of use and occupancy.**
16

17 No building or structure shall be used or occupied, and no change in the existing
18 occupancy classification of a building or structure or portion thereof shall be made until the
19 building official has issued a certificate of occupancy for the building or structure. Issuance of
20 a certificate of occupancy shall not be construed as an approval of a violation of the provisions
21 of the residential code or other applicable laws or ordinances. Certificates presuming to give
22 authority to violate or cancel the provisions of the residential code or other applicable
23 ordinances shall not be valid.
24

24 Exceptions:

25 (1) Certificates of occupancy are not required for work exempt from permits under SCC
26 30.50.408.

27 (2) Certificates of occupancy are not required for accessory buildings or structures
28 unless they are used for commercial purposes.
29

30 Section 129. A new section is added to chapter 30.50 of the Snohomish County Code
31 to read:
32

33 **30.50.468 Residential Code – Change in use.**
34

35 Changes in the character or use of an existing structure shall not be made except as
36 specified in sections 3406 and 3407 of the IBC.
37

38 Section 130. A new section is added to chapter 30.50 of the Snohomish County Code
39 to read:
40

41 **30.50.470 Residential Code – Certificate of occupancy.**
42

43 After the building official inspects the building or structure and finds no violations of the
44 provisions of the residential code or other laws that are enforced by the department, the
45 building official shall issue a certificate of occupancy for the building or structure which shall
46 contain the following:

47 (1) The building permit number.

48 (2) The address of the structure.

49 (3) The name and address of the owner.

50 (4) A description of that portion of the structure for which the certificate is issued.

1 (5) A statement that the described portion of the structure has been inspected for
2 compliance with the requirements of the residential code.

3 (6) The name of the building official.

4 (7) The edition of the residential code under which the permit was issued.

5 (8) Whether an automatic sprinkler system is provided and whether the sprinkler
6 system is required.

7 (9) Any special stipulations and conditions of the building permit.

8
9 Section 131. A new section is added to chapter 30.50 of the Snohomish County Code
10 to read:

11
12 **30.50.472 Residential Code – Temporary occupancy.**

13
14 The building official is authorized to issue a temporary certificate of occupancy before
15 the completion of the entire work covered by the permit, provided that such portion or portions
16 shall be occupied safely. The building official shall set a time period during which the
17 temporary certificate of occupancy is valid.

18
19 Section 132. A new section is added to chapter 30.50 of the Snohomish County Code
20 to read:

21
22 **30.50.474 Residential Code – Suspension or revocation.**

23
24 The building official may suspend or revoke a certificate of occupancy issued under the
25 residential code pursuant to SCC 30.71.027, SCC 30.85.300 or SCC 30.85.310.

26
27 Section 133. Snohomish County Code Section 30.86.400 last amended by Amended
28 Ordinance No. 12-018 on May 2, 2012, is amended to read:

29
30 **30.86.400 ((Uniform Building Code)) Construction Code fees.**

31
32 (1) **Occupancies defined.** Fees established in SCC 30.86.400 shall be assessed based on
33 whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the
34 occupancy groups in these two occupancy types.

35 (2) **Outstanding fees.** Any outstanding fees or portions of fees shall be added to the required
36 fee(s) of any future plan review or permit prior to application acceptance or permit issuance.

37 Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon
38 roads and/or highways from the appropriate authorities. The permit fee for construction of a
39 new foundation, enlargement, or remodeling of the move-in building shall be in addition to the
40 pre-move fee. The fee for any factory built structure as approved by the Washington State
41 Department of Labor and Industries is specified in SCC 30.86.440 under mobile homes.

42 (3) **Commercial and residential occupancies defined.**

43
44 **Table 30.86.400(3) - COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED**

45

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R, E, H, F, M, S, B, and U
RESIDENTIAL	R-3, U

1
2 (4) Commercial pre-application review.⁽¹⁾

3 **Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW**

4

REVIEW FEE ⁽²⁾	\$400
SITE REVIEW (at applicants request)	\$100
ADDED SERVICES REQUEST	\$60/hour
REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0/hour
Reference notes: <p>(1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.</p> <p>(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.</p>	

5
6 (5) Base permit fees.⁽¹⁾

7 **Table 30.86.400(5) - BASE PERMIT FEES**

8

COMMERCIAL	\$250
COMMERCIAL PLUMBING	\$125
COMMERCIAL MECHANICAL	\$125
COMMERCIAL MECHANICAL AND PLUMBING (not in conjunction with a commercial building permit)	\$125
MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING	\$80
RESIDENTIAL	\$80
COMMERCIAL REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0
Reference notes: <p>(1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.</p>	

1
2
3
4

(6) Plan review fees.⁽¹⁾

Table 30.86.400(6) - PLAN REVIEW FEES

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED	
• R-3 and U Occupancies for residential purposes	65% of building permit fee
• A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
EXCEPTIONS	
Successive construction (2) (3)	
• R-3, U-1 and U-3 Occupancies	20% of building permit fee
• R-1 Occupancies	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:	
• Commercial permit application for 1 or more buildings or additions requiring site review	\$640
• Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
• Tenant improvements not requiring site plan review	\$100
ADDITIONAL REVIEW (4)	\$200 or 25% of the plan review fee, whichever is less.
PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0.
APPLICATION EXTENSION	<u>The fee for the permit application extension includes a percentage of the original plan review fee equal to the percentage of work completed plus a \$400 administration fee.</u>
Reference notes:	
(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction codes and other county regulations.	
(2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures: (a) Group R occupancies. (b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use.	
(3) Procedures for approval of basic plans for successive construction shall be established by the director.	
(4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.	

5

1
2 (7) Building permit fees.⁽¹⁾

3 Table 30.86.400(7) - BUILDING PERMIT FEES
4

TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾	PERMIT FEE ⁽³⁾⁽⁴⁾
\$1-\$500	\$23.50
\$501-\$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000
\$2001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof.
FIRE SPRINKLER SYSTEM PLAN REVIEW	100% of valuation plus \$1.50/square foot
BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS	100% of valuation plus \$1.50/square foot
PERMIT EXTENSION	The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.
Reference notes:	
(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with title 30 SCC.	
(2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council that is in effect on January 1 of the year in which the permit is applied for by the applicant.	
(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC shall be set at \$0, regardless of valuation. All buildings on the site shall be permitted on one permit.	
(4) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420)	

1
2 **(8) Certificates of occupancy/changes of use fees.**

3 **Table 30.86.400(8) - CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES**
4

CERTIFICATE OF OCCUPANCY		
	Home occupation in detached accessory structures	\$100
	Temporary or final, when applicant requests phased issuance for each structure or structures	\$100
COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY ⁽¹⁾		
	Under 10,000 square feet	\$250
	Over 10,000 square feet	\$500
Reference note:		
(1) This fee shall be deducted from the permit fee if a permit is required.		

5
6 **(9) Special inspections and investigation fees.**

7 **Table 30.86.400(9) - SPECIAL INSPECTIONS AND INVESTIGATION FEES**
8

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Snohomish County	\$120 plus County's standard mileage rate/mile
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour-2 hour min
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	\$60/hour -2 hour min
REINSPECTION FEE ⁽¹⁾	\$60
INVESTIGATION PENALTY ⁽²⁾	100% of permit fee
Reference notes:	
(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid.	
(2) A penalty charged for work requiring a permit, which is commenced without first obtaining said permit. This penalty shall be collected regardless of whether a permit is subsequently issued or not.	

1
2 (10) Miscellaneous review and permit fees. ⁽¹⁾

3 **TABLE 30.86.400(10) - MISCELLANEOUS REVIEW AND PERMIT FEES**

4

PRE-APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$250
ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET	50% of site review fee
BUILDING ADDITIONS	50% of site review fee
CONVERSION OPTION HARVEST PLAN REVIEW	\$300
Sites larger than 10 acres	\$5/acre
COMPLETION PERMIT	\$50
CONDOMINIUM CONVERSION PERMIT (per unit)	\$50
DECK PERMIT	\$50
DEMOLITION PERMIT	\$50
DOCK PERMIT	\$50
FIREPLACE PERMIT	\$50
SWIMMING POOL PERMIT	\$50
TEMPORARY BUILDING PERMIT	\$50
TITLE ELIMINATION	\$30
LOT STATUS DETERMINATION	\$120 per tax parcel researched. No fee if submitted with a subdivision or building permit application
PRE-APPLICATION DESIGN REVIEW	\$2,500
ROOFING PERMIT ⁽²⁾	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS (3)	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes:	
(1) These fees are charged in addition to building/structural plan and permit fees.	
(2) No permit is required for use of 10 squares or less of roofing material.	
(3) If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.	

